Tax Map/Block/Parcel
No. 73/10&11/58

Building Permit/Zoning
Certificate BP-01-0143

Case ZA-551

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Piney Ridge Village Ltd. Partnership 4219 Hanover Pike Manchester, Maryland 21102
REQUEST:	A variance to reduce the minimum required side yard setback from 10 feet to 4 feet for a temporary real estate sales office
LOCATION:	1166 Heathfield Road Piney Ridge Village Section 6 Eldersburg, Maryland 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-166 and 223-181
HEARING HELD:	April 4, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Martin K.P. Hill, of Masonry Homes and Piney Ridge Village Limited Partnership testified that a temporary sales trailer is needed through June. The trailer is located on an open space parcel in a new residential development currently under construction. The topography has forced the Applicant to locate the trailer to a point that encroaches on a 10-Ft. side yard that is required in the ordinance. A denial of this temporary variance request would cause a significant hardship for the applicant, since the relocation of the trailer would limit the marketability of the new homes under construction.

The contiguous property is an open space parcel and on all sides of the trailer there are no adjoining parcels that are occupied. The backside of the parcel adjoins the road that is currently deeded to the County; therefore, the granting of this variance is based on practical difficulty and should have no adverse effect.

This approval is valid for one year from the date of this decision.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

4/12/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement